

## Christopher Young

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**From:** Reid Shockey <rshockey@shockeyplanning.com>  
**Sent:** Tuesday, March 31, 2015 9:49 AM  
**To:** Christopher Young  
**Cc:** Paul Ellis  
**Subject:** RE: Game Plan

Correct. Not sure how the County wants the meeting conducted, so think the less info we bring, the better.

If Katie is coming, she could bring any spreadsheets she used as she and Keri were coordinating the BLA and land use info. Just to "show our work". Don't want to get down in the weeds with all the "science". Want to have them ask the questions, then we can follow up with any info. they want to see.

### Our position:

1. We attempted to work with County on TDR
2. Didn't work. Couldn't find market and County's purchase of TDR credits at inflated prices didn't help.
3. County's own EIS correctly notes that without urban services, Brekhus/Beach won't be able to accommodate 963 dwelling units. Also notes that ARL3 will accommodate 805 at County medium density.
4. We can't provide urban services until a Master Plan is done by residents, which they haven't done. City is close to being sued if they don't build infrastructure. That was never assumed. Burden was on residents through the MPN process.
5. Our Plan will provide a "high level" infrastructure plan that residents can plan to, but detailed infrastructure is up to them.
6. If County doesn't allow ARL3, it is forcing City into non-compliance because we won't have adequate buildable lands.

### Excerpt from our draft plan:

Population within the established UGA is projected to grow from 18,380 in 2014 to 24,937 in 2035. To determine the amount of capacity for growth left in the UGA, the City has used the 2012 SCT Buildable Lands Report<sup>[1]</sup> and surveyed 2014 land uses using Assessor records

In February 2015, Snohomish County released its EIS on the GMA Plan update, which included a land capacity analysis. It estimates that an additional 805 housing units could develop in the ARL3 (King-Thompson addition). It further estimates that with no significant infrastructure, the Brekhus/Beach TDR area could see 963 fewer housing units than earlier estimates if the area was removed from the City and UGA. The City's 2014 analysis showed results slightly higher than the County estimate for ARL3. It is assumed that the County figures were based on its Urban Medium Density Residential (UMDR) zoning whereas Arlington's are based in its higher density RMD zoning. For consistency, the County's figure of 805 units was used for this analysis.

The County EIS growth capacity in the Brekhus/Beach area (963 units<sup>[2]</sup>) assumes urban infrastructure and services. The ability of the area to be served anytime soon is open to question, particularly with no viable TDR program in place. Although the City proposes to retain the area, albeit with a significantly reduced density (20,000 sq. ft./lot), if no annexation occurred in the King-Thompson (ARL3) area, the City's residential capacity would be reduced by about 2,600 residents. If the King-Thompson area was brought into the UGA, the residential capacity would be increased by about 2,210. According to the County, a residential capacity deficiency would total about 690 over the total retracted UGA. Leaving Brekhus/Beach in, while adding King-Thompson, would come close to providing the necessary capacity to accommodate the 2035 target of 24,936.

In summary, the City accepts the Snohomish County Buildable Lands Report estimates, but assumes a lower density of development in the Brekhus/Beach subarea and sees the need for expansion of the UGA boundary west of I-5 to provide adequate area for growth.

Do you want us to order sandwiches in?

See you at 12:30

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**From:** Christopher Young [mailto:cyoung@arlingtonwa.gov]  
**Sent:** Tuesday, March 31, 2015 9:26 AM  
**To:** Reid Shockey  
**Cc:** Paul Ellis  
**Subject:** Game Plan

Reid – confirming you would like us at your office at 12:30? The group will order lunch and go over the strategy? Paul was asking if we need anything (documents) to accompany the meeting.

Please confirm – thanks!

*Christopher Young*

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“World class communities come in all shapes and sizes, they are not determined by geography, and/or natural resources so much as by the mindset of their local leadership.”

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<sup>[1]</sup> Snohomish County Tomorrow, ‘2012 Growth Monitoring/Buildable Lands Report,’ June, 2013. For information on the method and assumptions used, please refer to that report or its companion, the SCT Buildable Lands Procedures Report. <http://www1.co.snohomish.wa.us/Departments/PDS>.

<sup>[2]</sup> Draft EIS, Page 3-96